

ORIGINAL

April 28, 2014

Chairman Bob Stump
Commissioner Gary Pierce
Commissioner Brenda Burns
Commissioner Bob Burns
Commissioner Susan Bitter Smith
1200 West Washington
Phoenix, Arizona 85007



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2014 APR 30 P 4: 32

ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

Arizona Corporation Commission

DOCKETED

APR 30 2014

Re: **In the Matter of the Application of Johnson Utilities, LLC, Doing Business as Johnson Utilities Company for Approval of the Sale and Transfer of Assets and Conditional cancellation of its Certificate of Convenience and Necessity (Docket No. WS-02987A-13-0477)**

DOCKETED BY

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Dear Chairman Stump and Commissioners:

I am writing today to support the transfer of the assets of Johnson Utilities to the Town of Florence and to urge the Arizona Corporation Commission to approve the transfer at the earliest possible date. As a principal of the various Circle G Property Development groups, I manage the marketing, sales, strategic planning, acquisition, assemblage, community relations, zoning, and entitlements for various properties in the southeast valley, including properties located within the territory currently served by Johnson Utilities. Our past projects include regional and neighborhood shopping, mixed-use master planned communities, custom estate subdivisions, hospitality, office, medical, flex and industrial developments with nearly 20,000 acres transacted.

In connection with our development activities, we have worked with a number of private utilities and municipal service providers, including Johnson Utilities. The service we have received from Johnson Utilities has always been top notch, prompt, and we have always been treated fairly and with respect. Thus, when we first heard that Johnson Utilities was selling its utility operations, we were a little anxious until we learned that Town of Florence was the purchaser. We have done business with the Town before and, based on that experience, we are very comfortable with the Town's ability to acquire and successfully operate the water and wastewater systems that will serve our properties.

I note that the properties we are developing within the Johnson Utilities territory are located outside the municipal boundaries of the Town. We have met with representatives of Town and we are comfortable with the Town's philosophy and approach toward serving customers outside the municipal limits.

As a resident and developer in the southeast valley, I have watched as development has boomed in Pinal County from Queen Creek to Florence. Although we have gone through a steep decline in the real estate market the past several years, we are beginning to see growth returning to the market. Now that the sale and transfer has been announced, ensuring a quick and seamless transition between Johnson Utilities and the Town is very important to us. As you might expect, uncertainty in a marketplace has very negative impacts on developers and planners alike. Of particular interest to us is a project we are moving forward right away. An overly prolonged

Chairman Bob Stump
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Commissioner Bob Burns
Commissioner Susan Bitter Smith
April 21, 2014
Page 2

transition of ownership with have negative impacts on our ability to plan and move forward with our project. Thus, we would urge the Commission to take action on the application filed by Johnson Utilities in the above-referenced docket at the earliest possible opportunity.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jason Barney". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Jason Barney
Circle G Property Development Company

cc: Charles Montoya, Town Manager, Town of Florence
George Johnson, CEO, Johnson Utilities
Docket Control (14 copies)